

Town of Wellesley, Massachusetts

Planning Department

Staff Report

Minor Construction

Application:	DRB 20-14M
Subject Property:	342 Washington Street
District:	Business
Applicant:	Aldric Gomez - Electrify America
Date:	Report prepared 4/01/2020 for 4/08/2020 DRB meeting
Staff Contact:	Tucker Beckett

Summary of Request

On March 9, 2020, Electrify America submitted a minor construction application for Design Review. This application regards the installation of four electric vehicle charging stations and related electrical equipment within an existing parking lot at the above premises. The subject property is currently occupied by Bank of America.

The four EV charging stations would be placed in two rows between parking spaces along the rear property line and protected by bollards mounted at each corner.

Additional equipment includes four external power units, a switchgear assembly, and a transformer box. The power units and switchgear assembly would be surrounded by an 8' high fenced enclosure with space allocated for two additional power units to accommodate added EV charging capacity. The enclosure would be accessed by two gates controlled with security codes. The transformer box would sit outside of the enclosure on a separate concrete platform. Both platform and enclosure would be surrounded by a curb and landscaped island, expanding on existing curb.

Procedural Information

The proposed activities constitute a minor construction project, and are therefore subject to Design Review in accordance with the definitions outlined in Section 16A.B part 1 of the Wellesley Zoning Bylaw. The Board should assess whether the proposed project is in compliance with the Criteria for Review found in Section 22C and the Design Guidelines Handbook and provide its recommendation to both the Zoning Board of Appeals and Building Department.

Proposed construction requires Special Permit Review as it reduces the number of usable parking spaces to 14; 19 spaces are required to comply with the minimum parking requirements established in Section 21.D.2.

Staff Recommendation

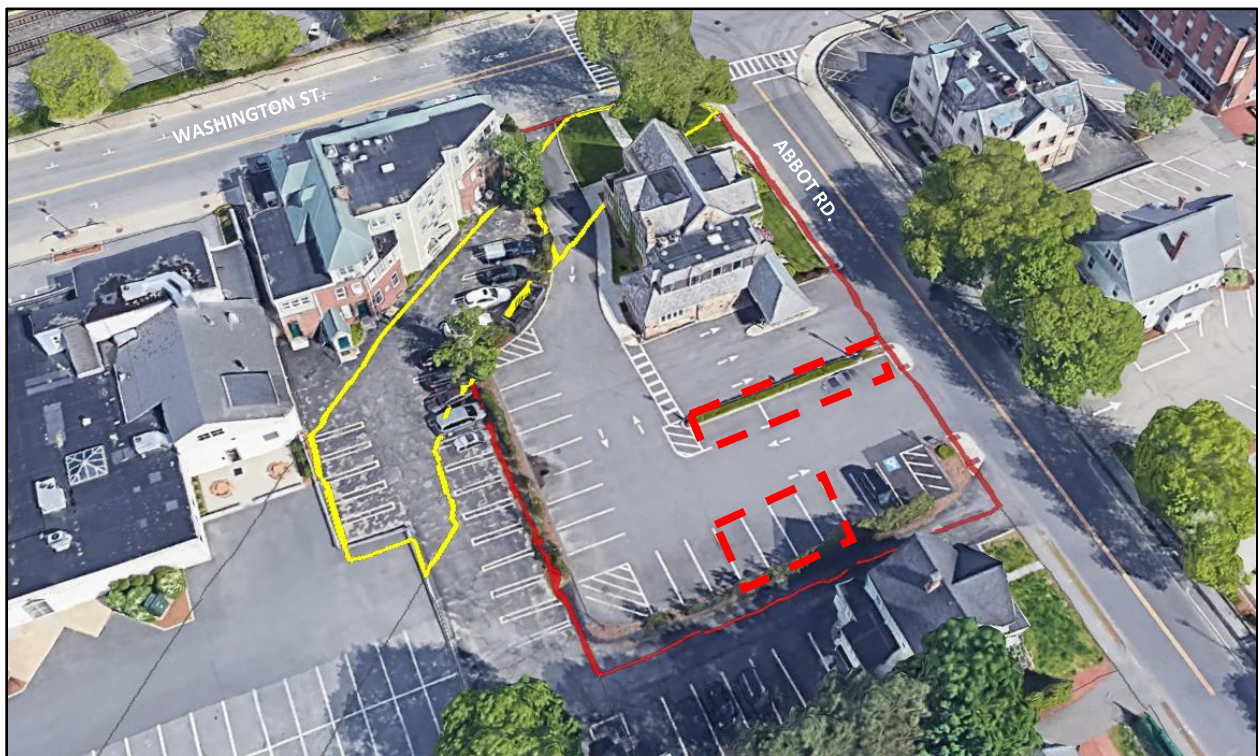
Staff finds the proposed project to have low impact to the subject property. The proposed changes do not reduce the existing compliant maneuvering aisles (indicated in sheet C-3 of the plans provided), are effectively screened, and provide significant benefit to the community through increased availability of EV charging.

Charging stations would be screened from the neighboring residential district by the existing row of plantings along the rear property line but would be visible from Abbot Road; screening for electrical equipment would be provided by 8' high fencing.

Staff finds that the reduction in parking spaces is not likely to hinder bank operation. 14 compliant parking spaces would be retained at this property and the necessity of parking is reduced by the existing drive-through banking lane.

Staff recommends the Board approve this project as proposed.

Neighborhood Profile



*Subject property highlighted in red, portion of Town easement that crosses property indicated in yellow.
Dotted lines indicate placement of EV stations and equipment enclosure.
Imagery & 3d models from Google (Landsat/Copernicus)*